

TOWN OF REHOBOTH COMMUNITY PRESERVATION COMMITTEE

The Town of Rehoboth recently adopted the provisions of the Community Preservation Act (“CPA”), Mass. Gen. Laws Chapter 44B, by virtue of public referendum and by adoption of a Town Bylaw in 2009. In accordance with the CPA, a Community Preservation Committee has been appointed (the “CPC”) to administer the CPA in the Town of Rehoboth. In connection with revenues being generated through the CPA surcharge on local property taxes and through the related funding by the Commonwealth under the CPA, the CPC has an ongoing interest in proposals for projects that qualify for funding under the CPA. The four topic areas are: (1) acquisition, creation and preservation of open space; (2) acquisition and preservation of historic resources, (3) acquisition, creation and preservation of land for recreational use, and (4) creation, preservation and support of community housing.

Applications can be submitted throughout the year. All must be reviewed by the CPC and ultimately approved at Town Meeting. If you are in doubt about a project’s eligibility, please submit it so we have the opportunity to review it and work with you to meet the required criteria. Guidelines and criteria are attached.

For further information, please contact the Community Preservation Committee, c/o Town Hall, Peck Street, Rehoboth, MA .

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Guidelines for Project Submission

1. Each project request must be submitted to the Community Preservation Committee (the “CPC”) using the Project Submission Form attached hereto as a cover sheet. Applications should be submitted in eight (8) copies. An additional file copy should be sent to the CPC Chairperson by email at the following email address: “carolw481@aol.com”.
2. Applications must include an executive summary, a statement of need including time sensitivity and be documented with appropriate support information. The use of maps, visual aids and other supplemental information is encouraged.
3. Include written proposals, quotations or estimates, and such other evidence to document project scope and cost. Indicate proportion of cost to be met with Community Preservation Act (“CPA”) funds and source of outside funding, if any. Where estimates are used, explain fully the basis for the estimate.
4. If the application is for part of a multi-year project, include the total project cost and allocations.
5. Show how the project will benefit the Town of Rehoboth. Describe the endorsement, support or other recommendations, if any, by other Town boards, committees and departments. List what, if any, local, state, or federal permits or approvals the project will require.
6. Provide examples of similar project proposals in other communities, if any, including examples of project scope, project cost and status of completion.
7. For applicants that have multiple project requests, please prioritize projects.
8. Applications must be received with sufficient time for CPC consideration to be submitted for recommendation at Town Meeting.
9. Select and identify a project manager who will supervise construction and/or implementation of the project and update the CPC as to the progress and problems of such construction/implementation. Indicate the party responsible for costs of operation and maintenance following project completion. Provide details if public funding is required.
10. Applicants must be present at a CPC meeting to answer questions. Contact the CPC Chairperson at carolw481@aol.com or 508 252 3348 to be placed on the CPC’s meeting agenda. Additional information on the CPA and the CPC can be found on the Massachusetts Community Preservation Coalition’s website at www.communitypreservation.org and on the Town’s website at **www.town.rehoboth.ma.us**.
11. If you are in doubt about your project’s eligibility, after consulting these sources, you are encouraged to attend a CPC meeting to discuss eligibility; please contact the CPC Chairperson first in order to be placed on the CPC meeting agenda.
12. Please submit the application consisting of the Project Submission Form and accompanying documentation to:

Community Preservation Committee, c/o Town Clerk’s Office, Peck Street, Rehoboth, 02769

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General Criteria for Projects

The Rehoboth CPC will give preference to proposals that address as many of the following general criteria as possible:

Are eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation; MGL C44B.

1. Are consistent with the Town's current Master Plan and applicable Town bylaws and regulations;
2. Receive endorsement by other municipal boards or departments.
3. Preserve the essential character of the Town as described in Town Planning documents;
4. Save resources that would serve a currently under-served population and/or would otherwise be threatened;
5. Serve more than one CPA purpose (especially in linking open space, recreation and community housing) where possible;
6. Demonstrate practicality and feasibility;
7. Demonstrate that the project can be implemented expeditiously and within budget;
8. Demonstrate that project alternatives, and alternative funding mechanisms, have been fully explored;
9. Demonstrate that the project will produce an advantageous cost/benefit value;
10. Leverage additional public and/or private funds;
11. Preserve or utilize currently owned Town assets.

Category Specific Criteria

Open space proposals that address as many of the following specific criteria as possible will receive preference:

1. Permanently protect important wildlife habitat, including areas that: are of local significance for biodiversity;
2. Contain a variety of habitats, with a diversity of geologic features and types of vegetation; contain a habitat type that is in danger of vanishing from Rehoboth; or
3. Preserve habitat for threatened or endangered species of plants or animals;
4. Preserve Rehoboth's rural and agricultural character and features; are suitable for a community garden;
5. Provide opportunities for passive recreation and environmental education;
6. Protect or enhance wildlife corridors, promote connectivity of habitat or prevent fragmentation of habitats;
7. Provide connections with existing trails or potential trail linkages;
8. Preserve scenic views;
9. Border a scenic road;
10. Protect drinking water quantity and quality; are within the Groundwater Protection District;
11. Provide flood control/storage;
12. Have strategic value for the preservation of open space, for example, by discouraging or preventing development of larger contiguous parcels;
13. Preserve important surface water bodies, including wetlands, vernal pools or riparian zones;
14. Preserve a primary or secondary priority parcel in the Town's Open Space Plan.

Historical proposals that address as many of the following criteria as possible will receive preference:

1. Project will protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened;
2. Project will protect, preserve, enhance, restore and/or rehabilitate Town-owned properties, features or resources of historical significance;
3. Project will protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site;
4. Project is within a Rehoboth Historic District, on a State or National Historic Register, or eligible for placement on such registers, or on a Rehoboth Historic Properties Survey;
5. Project demonstrates a public benefit;
6. Project demonstrates the ability to provide permanent protection for maintaining the historic resource; and in the case of proposals on private property, the proposal and/or proponent have demonstrated additional protective measures and have met additional criteria, as may be required by the CPC, to ensure the continued permanent protection of the historic resource.

Community Housing proposals that address as many of the following criteria as possible will receive preference:

1. Contribute to the goal of 10% affordability;
2. Promote a socioeconomic environment that encourages a diversity of income;
3. Provide housing that is harmonious in design and scale with the surrounding community;
4. Intermingle affordable and market rate housing at levels that exceed state requirements for percentage of affordable units;
5. Ensure long-term affordability;
6. Promote use of existing buildings or construction on previously-developed or Town-owned sites;
7. Convert market rate to affordable units;
8. Give priority to local residents, Town employees, and employees of local businesses.

Recreation proposals that address as many of the following criteria as possible will receive preference:

1. Support multiple recreation uses;
2. Serve a significant number of residents;
3. Expand the range of recreational opportunities available to Rehoboth residents of all ages;
4. Benefit Conservation Commission and Park Commission initiatives by promoting passive recreation, such as hiking, biking, and cross-country skiing; and
5. Promote the creative use of footpaths, rights-of-way, and other corridors to create safe and healthful non-motorized transportation opportunities.

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PROJECT SUBMISSION FORM

Submitter:

Submission Date:

Group or Committee Affiliation (if any):

Submitter's address and telephone number:

Submitter's email address:

Project Name:

Project Description:

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2011			
2012			
2013			
2014			
2015			
Total			

How does this project meet the General Criteria and Category Specific Criteria for CPC projects ?

Which use(s) applies to the project? Historic Open Space Housing Recreation
Explain:

Does this project fall within the jurisdiction or interest of other Town boards, committees or departments? If so, please list the boards, committees or departments, whether applications and/or presentations have been made, and what input or recommendations have been given. Attach additional pages, as needed.

For Community Preservation Committee Use:

Form Received on: _____ Project Presented to CPC on: _____

Reviewed by: _____ Determination: _____